

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

These minutes are a general summary of the meeting and are not a verbatim transcription.

June 7, 2016

Present: Peter Chipouras
Stephen Cole
George Hanlon
John Katz
Di Masters
Rebecca Mucchetti, Chairman

Absent: Tim Dunphy
Joseph Fossi
Mark Zeck

Also Present: Betty Brosius, Director of Planning/Wetland Agent
Joanne Meder, Director of Planning (effective July 2, 2016)
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

Inland Wetlands and Planning and Zoning Public Hearings were held prior to the meeting.

At 8:33 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **PUBLIC HEARING CONTINUED: #2016-025-SP-FP-SR:** Summary Ruling, **4 Wooster Street**, Lisa and Matthew Conway, Public Hearing rescheduled and extended until June 21, 2016. *Acknowledge extension.*

Board consensus was to acknowledge that the above Public Hearing has been continued to 6/21/16 at the request of the Owner/Applicant.

2. **#2016-012-REZ-SP-SR:** Summary Ruling Application for excavation and disturbance within the upland review area of an intermittent watercourse in conjunction with a Special Permit Application and Zone Change Application for the construction of five (5) detached single-family dwelling units and related site work on 0.859± acres of land located at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016 and 5/10/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016. 35 days for a decision 7/12/2016. For discussion and decision.*

The above Public Hearing has been continued to June 28, 2016.

- 3 #2016-046-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the installation of new piping to redirect existing drainage into an established drainage easement on ± 1.158 acres at **199 North Street** in the RAA zone. *Owner: Matthew Rutig. Applicant: Town of Ridgefield, Department of Public Services. Statutorily received 5/17/2016. Site Walked 6/05/2016. 65 days for a decision is 07/21/2016. For discussion and decision.*

Also Present: Mr. David Buccitti, Ridgefield Highway Foreman

Chairman Mucchetti noted that the Board conducted a site walk on June 5, 2016.

Mr. Buccitti gave a brief presentation describing the project. It was established through questions from the Board and Mr. Jack Kace, Conservation Commission that the trees and root systems are blocking the drainage channel and cannot be saved and that the proposed 24" pipe extension is the appropriate piping size to use. Further, Ms. Beth Peyser, Wetlands Agent and Mr. Charlie Fisher, Town Engineer, have reviewed and support the project.

Mr. Katz motioned, Mr. Chipouras seconded to approve the above Summary Ruling as presented and as a Final Resolution with standard conditions. Motion carried 6-0.

- 4. #2016-059-REV(SP) SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations of the Town of Ridgefield for the construction of a parking lot with 173 spaces located within an upland review area and two wooden bridges over existing wetlands on ± 237.97 acres at **900 Ridgebury Road** in the CDD zone. *Record Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt. Associate Director. For receipt and schedule walk.*

Mr. Chipouras motioned, Ms. Masters seconded to receive the above Summary Ruling application and to schedule a walk for 6/26/16. Motion carried 6-0.

NEW ITEMS

There were no new items.

BOARD WALKS

Scheduled:

- **#2016-059-REV(SP) SR:** Summary Ruling, **900 Ridgebury Road**, *Record Owner: Boehringer Ingelheim LTD.*

The above Board walk has been scheduled for June 26, 2016.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence.

1. A letter from Ms. Beth Peyser dated 5/27/16 to Mr. Stephen Courtney regarding Lot #E06-0017. **Commission consensus was that the Board members would visit the property individually.**
2. A Registration Form for the 2016 Municipal Inland Wetlands Agency Comprehensive Training Program. Chairman Mucchetti strongly encouraged all Board members to take this program.

MINUTES

For Approval:

Ms. Masters motioned, Mr. Cole seconded to approve the Meeting Minutes for May 24, 2016 as amended. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Continued:

- **#2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street**, *Lisa and Matthew Conway*

The above Public Hearing has been continued to June 21, 2016 at the request of the Owner/Applicant.

- **#2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street**, *509 Main Street, LLC.*

The above Public Hearing has been continued to June 28, 2016.

Hearing no further discussion, the Chairman adjourned the meeting at 8:42 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

These minutes are a general summary of the meeting and are not a verbatim transcription.

June 7, 2016

Present: Peter Chipouras
Stephen Cole
George Hanlon
John Katz
Di Masters
Rebecca Mucchetti, Chairman

Absent: Tim Dunphy
Joseph Fossi
Mark Zeck

Also Present: Betty Brosius, Director of Planning thru July 1, 2016
Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

Inland Wetlands and Planning and Zoning Public Hearings were held prior to the Inland Wetland Meeting.

At 8:42 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **PUBLIC HEARING CONTINUED: #2016-025-SP-FP-SR:** Special Permit for an accessory dwelling and Site Plan Application for Flood Plain Development, **4 Wooster Street, Lisa and Matthew Conway**, Public Hearing rescheduled and extended until June 21, 2016. *Acknowledge extension.*

Commission consensus was to acknowledge the above Public Hearing has been continued to 6/21/16 at the request of the Owner/Applicant.

2. **#2016-044-SP:** Special Permit under Section 9.2 pursuant to Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for use and occupancy of an existing accessory dwelling unit over 900 sq. ft. at **30 Dowling Drive** in the RAA zone. Owner: Ida Silvestri. Authorized Agent: Gloria Gouveia. *Statutorily Received on 5/3/2016. 65 days for a decision 08/11/2016. For discussion and decision.*

Because the proposed accessory dwelling is an existing use and an existing building, and because the property maintains its single-family character, Mr. Katz made the following motion.

Mr. Katz motioned, Mr. Chipouras seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions. Motion carried 6-0.

3. **#2016-012-REZ-SP-SR:** (1) Zone Change Application under section 9.2.C pursuant to Section 4.5 (Main Street Design District-MSDD) in the Ridgefield Zoning regulations to change the underlying SD-R20 Zone to the MSDD Floating Zone.

For the record, the Public Hearing on Item #1 of the above application closed while the public hearing on the Special Permit Application remains open. Further, acknowledging the zone change for the Elms across the street, the attractive architecture proposed by the applicant with the neighborhood in mind and the thought of what might have been there if the approved 8-30g development had been built, the following motion was made.

Ms. Masters motioned, Mr. Katz seconded to adopt as amended the Proposed/Draft Resolution of Approval drafted by the Planner and dated 5/31/16. Motion carried 6-0.

(2) Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on 0.859± acres of land located at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016 and 5/10/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016. 65 days for a decision 8/11/2016. For discussion and decision.*

The above portion of the Public Hearing was continued to 6/28/16.

4. **#2015-061-PRE:** Second Pre-submission Concept Meeting to discuss the potential construction of a baseball field along Route 7 (Former Walpole Fence Company). *Owner: State of Connecticut. Lessor: Town of Ridgefield. Applicant/Agent: Steve Scalzo. For discussion.*

Also Present: Mr. Philip Doyle, LADA
Mr. Steve Scalzo, Applicant

Mr. Doyle and Mr. Scalzo gave a brief history and presentation of their second pre-submission concept of a baseball field along Route 7. In the lease, ConnDOT authorized the installation of field lighting on the property. Of note, was the

concern by the Commission in regard to traffic, lights, noise and amplification affecting the closest neighbors. Mr. Doyle assured the Commission that plans and reports will be submitted to the Commission for review addressing these items.

Commission consensus was that the applicant should bring an application forward for review.

5. **#2016-058-REV (SP):** Revision to the Special Permit under section 9.2 of the Town of Ridgefield Zoning regulations for the construction of a block retaining wall at **709 Danbury Road** in the B-2 zone. Record Owner: Ridgefield Showcase, LLC. Applicant: Steve DiCiacco. *For receipt and schedule walk if needed.*

Mr. Cole motioned, Ms. Masters seconded to receive the above application for revision to the Special Permit and to schedule a Commission walk for 6/26/16. Motion carried 6-0.

6. **#2016-059-REV(SP) SR:** Revision to the Special Permit under section 9.2 of the Town of Ridgefield Zoning regulations for the following site improvements: (1) construction of a parking lot containing 173 parking spaces; (2) two wooden bridges; and, (3) provide additional ADA compliant handicap parking spaces in existing parking lots on ± 237.97 acres at **900 Ridgebury Road** in the CDD zone. *Record Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt. Associate Director. For receipt and schedule walk.*

Mr. Chipouras motioned, Mr. Hanlon seconded to receive the above application for revision to the Special Permit and to schedule a Commission walk for 6/26/16. Motion carried 6-0.

7. **#2016-060-A:** Proposed Amendment to Section 5.2.D.8 of the Town of Ridgefield Zoning regulations to increase the density of residential units permitted on the upper level of businesses in the **Branchville Village**. *Applicant: Robert R. Jewell, Esq. For receipt and schedule public hearing.*

Mr. Chipouras motioned, Ms. Masters seconded to receive the above proposed amendment to Section 5.2.D.8 of the Zoning Regulations and to schedule a Public Hearing for 7/5/16.

8. **Executive Session:** Discuss personnel matters.

For the record, the below Executive Session was not heard until the conclusion of the Planning and Zoning Commission Meeting.

EXECUTIVE SESSION

Also Present: Ms. Betty Brosius, Director of Planning, Inland Wetlands Agent

At 9:12 PM, Chairman Mucchetti asked for a motion to go into Executive Session with the Director of Planning/Inland Wetlands Agent Ms. Brosius to attend.

Mr. Katz motioned, seconded by Mr. Chipouras, to enter into executive session. The motion passed, 6-0.

Discussion was held regarding Personnel.

The Executive Session ended at 9:17 PM.

There were no motions, no votes and no actions taken during the Executive Session.

[The minutes of the Executive Session only were provided by Betty Brosius, Director of Planning.]

NEW ITEMS

There were no new items.

COMMISSION WALKS

Scheduled:

- **#2016-058-REV (SP):** Revision to the Special Permit, **709 Danbury Road,** Ridgefield Showcase, LLC.
- **#2016-059-REV(SP) SR:** Revision to the Special Permit, **900 Ridgebury Road,** *Boehringer Ingelheim LTD*

The above two Commission walks were scheduled for June 26, 2016.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

MINUTES

For Approval:

Mr. Katz motioned, Ms. Masters seconded to approve the Meeting Minutes for May 24, 2016 as presented. Motion carried 6-0.

For Approval:

Mr. Chipouras motioned, Ms. Masters seconded to approve the Executive Session Meeting Minutes for Planning and Zoning and Inland Wetlands for May 24, 2016 as presented. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Continued:

- **#2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, *Lisa and Matthew Conway*.

The above Public Hearing was continued until June 21, 2016 at the request of the Owner/Applicant.

- **2016-012-REZ-SP-SR:** Special Permit, **509 Main Street**, *509 Main Street, LLC*.

The above Public Hearing was continued until June 28, 2016.

Scheduled:

- **#2016-060-A:** Proposed Amendment to Section 5.2.D.8 of the Town of Ridgefield Zoning Regulations, **Branchville Village**. *Applicant: Robert R. Jewell, Esq.*

The above Public Hearing was scheduled for July 5, 2016.

June 21, 2016:

- **#2016-029-A:** Amendment/ Accessory Dwelling Unit. *Commission Initiated.*
- **#2016-039-A:** Amendment/140% Rule. *Commission Initiated.*

June 28, 2016:

- **#2016-057-A:** Amendment/Memory Care Facilities. *Commission Initiated.*

Hearing no further discussion, the Chairman adjourned the meeting at 9:18 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary